115.0	0003	0011.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	582,600 /	582,600
					USE VALUE:	582,600 /	582,600
					ASSESSED:	582,600 /	582,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNKE ELEANOR F
Owner 2:	
Owner 3:	
Street 1:	36 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,595 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Wood Shingle Exterior and 1012 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7595.000	151,800		430,800	582,600
Total Card	0.174	151,800		430,800	582,600
Total Parcel	0.174	151,800		430,800	582,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.69 | /Parcel: 575.6

Legal Description

User Acct 74074

GIS Ref

GIS Ref

Insp Date 04/02/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 115.0-0003-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	151,800	0	7,595.	430,800	582,600	582,600	Year End Roll	12/18/2019
2019	101	FV	155,200	0	7,595.	437,000	592,200	592,200	Year End Roll	1/3/2019
2018	101	FV	155,200	0	7,595.	326,200	481,400	481,400	Year End Roll	12/20/2017
2017	101	FV	155,200	0	7,595.	295,400	450,600	450,600	Year End Roll	1/3/2017
2016	101	FV	155,200	0	7,595.	283,100	438,300	438,300	Year End	1/4/2016
2015	101	FV	143,600	0	7,595.	240,000	383,600	383,600	Year End Roll	12/11/2014
2014	101	FV	143,600	0	7,595.	227,700	371,300	371,300	Year End Roll	12/16/2013
2013	101	FV	143,600	0	7,595.	216,600	360,200	360,200		12/13/2012

!8966!

PRINT

Date	Time
12/10/20	23:29:42

LAST REV

Date	Time
02/25/20	09:59:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8966

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12428-364		5/8/1973		29,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	364	Solar Pa	985	C				
4/21/2015	369	Solar Pa	23,750					

ACTIVITY INFORMATION

Date	Result	By	Name
4/2/2019	Inspected	DGM	D Mann
5/28/2015	Permit Insp	PC	PHIL C
12/22/2008	Meas/Inspect	294	PATRIOT
2/8/2000	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74074
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7595		Sq. Ft.	Site		0	70.	0.81	5			Topo	-5					430,823						430,800	

Total AC/HA:	0.17436	Total SF/SM:	7595	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	430,823	Spl Credit		Total:	430,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01706994
Adj $ / SQ:	130.439
Other Features:	75250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	235664
Depreciation:	83896
Depreciated Total:	151768

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

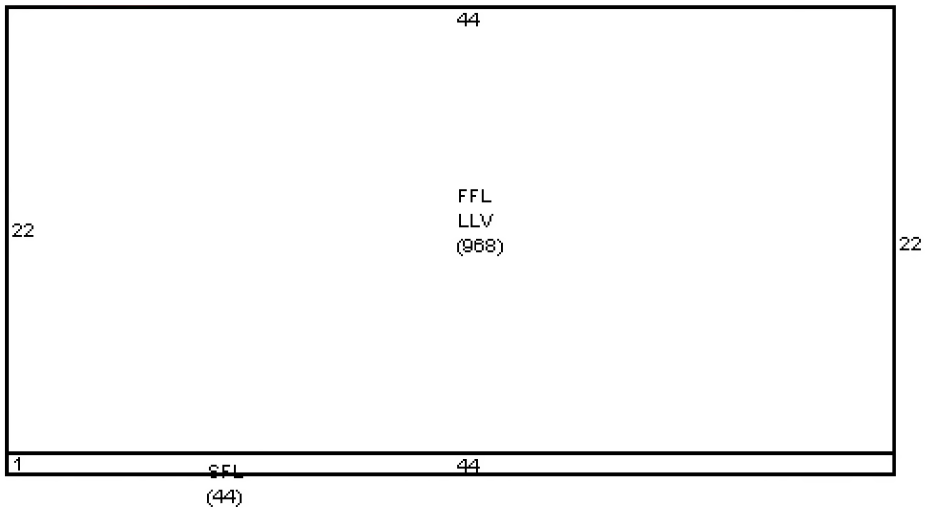
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.44
Special Features:	0	Val/Su Net:	101.47
Final Total:	151800	Val/Su SzAd	150.00

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	130.440	126,265
LLV	Lower Level	484	58.700	28,410
SFL	Second Floor	44	130.440	5,739

Net Sketched Area:	1,496		Total:	160,414	
Size Ad	1012	Gross Are	1980	FinArea	1012

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	50				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0003-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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